

# UNOFFICIAL COPY

Doc#: 2336113009 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/27/2023 09:25 AM Pg: 1 of 5

Dec ID 20231201691653  
ST/CO Stamp 0-363-294-768 ST Tax \$669.00 CO Tax \$334.50  
City Stamp 1-521-283-120 City Tax: \$7,024.50

**WARRANTY DEED**  
**Statutory (ILLINOIS)**  
**THE GRANTORS**

**UDAY B. MATHUR and**  
**AMANPREET GILL,**

husband and wife, of  
650 N Morgan St., Apt. 304,  
Chicago, Illinois,

for and in Consideration of Ten and  
No/100 (\$10.00) Dollars, and other good  
and valuable consideration, in hand paid,

CONVEY and WARRANT to  
Palak Sheth & Ankur Varmay  
husband + wife

the following described Real Estate situated in the County of Cook, State of Illinois, to wit: (See attached for legal description), hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and subject to declaration of condominium, covenants, conditions, restrictions of record, public and utility easements, streets and highways, and real estate taxes not due and payable as of the date of this document.

Permanent Index Number (PIN): 17-08-219-044-1009

Address of Real Estate: 650 N Morgan St., Apt. 304, Chicago, IL 60642

DATED this 25 day of JUNE, 2023.

Umathur  
UDAY B. MATHUR

Amant Gill  
AMANPREET GILL

State of ILLINOIS, County of COOK ss I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that UDAY B. MATHUR, personally known to me to be the same person whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25 day of JUNE, 2023

Ismael Sulo  
Notary Public

Commission expires 12/11, 2024

This instrument was prepared by James F. Young, 101 Van Buren, Woodstock, Illinois 60098

SC23016236  
FIDELITY NATIONAL  
TITLE



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State of Illinois, County of Cook ss I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that AMANPREET GILL, personally known to me to be the same person whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25 day of JUNE, 2023

Ismail Sullo  
Notary Public

Commission expires 12-11-2024



### LEGAL DESCRIPTION

of premises commonly known as 650 N Morgan St., ~~Apt 304~~, Chicago, Illinois:

Parcel 1: Unit No. 304 in The Caden James Condominiums as delineated on a survey of the following described real estate: Part of Block 38 in Ogden's Addition to Chicago in the Northeast 1/4 of Section 8, Township 39 North, Range 14 lying East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 1723329001; together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space 9-A, Balcony L.C.E to Unit 304, Storage Space L.C.E to Unit 304, limited common elements as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 1723329001.

Mail to:

~~29020 Picana Lane~~  
~~Westley Chapel Rd~~  
~~33543~~

650 N. Morgan St. Apt # 304  
Chicago, IL 60642 Apartment

GRANTEE'S ADDRESS

Send Subsequent Tax Bills to:

Patak Sheth + Ankur Varma

~~605~~ 650 N. Morgan St. Apt. # 304  
Chicago, IL 60642 Apartment

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## EXHIBIT A

**Order No.:** SC23016236

**For APN/Parcel ID(s):** 17-08-219-044-1009

**For Tax Map ID(s):** 17-08-219-044-1009

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PARCEL 1: UNIT NO. 304 IN THE CADEN JAMES CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 38 IN OGDEN'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTIONS, TOWNSHIP 39 NORTH, RANGE 14 LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1723329001 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 9-A BALCONY L.C.E. TO UNIT 304, STORAGE SPACE L.C.E. TO UNIT 304, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1723329001.

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<b>CHICAGO:</b>	5,017.50
<b>CTA:</b>	2,007.00
<b>TOTAL:</b>	7,024.50 *

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17-08-219-044-1009 | 20231201691653 | 1-521-283-120  
Total does not include any applicable penalty or interest due.

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<b>COUNTY:</b>	334.50
<b>ILLINOIS:</b>	669.00
<b>TOTAL:</b>	1,003.50

17-08-219-044-1009

| 20231201691653 | 0-363-294-768

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